

LAND FOR SALE CORNER PAD SITE AVAILABLE

1560 N ACADEMY BLVD., COLORADO SPRINGS, CO 80909



PROPERTY SUMMARY

THE PROPERTY is currently zoned OR (Office Residential). The City of Colorado Springs Planning Department has indicated that this property will be considered for re-zoning to retail use subject to the City's approval of the Development Plan.

The City Traffic Department has also indicated that they would consider granting ingress and egress on Academy Blvd. and Palmer Park Blvd. for this site subject to the Development Plan.

PARCEL SIZE	27,780 SF
SALE PRICE	\$18.00 / SF (\$500,000)
POTENTIAL BUILDING FOOTPRINT	<ul style="list-style-type: none">• 3,200 SF General Retail• 2,250 SF Single Drive-Thru configuration• Kiosk-style building with Dual Drive-thru

ADDITIONAL NOTES:

- Located within an Opportunity Zone
- 1/4" Gas Line stubbed onto property
- Electric vault located on the property
- Water Line in Palmer Park Blvd.
- Sewer Line in Academy Blvd.

DEMOGRAPHICS			
	1 MILE	3 MILE	5 MILE
POPULATION			
2022 Est. Population	16,677	127,800	302,432
HOUSEHOLDS			
2022 Est. HHs	6,800	53,908	121,854
2022 Est. Avg. HH Income	\$63,976	\$64,875	\$72,829
DRIVE TIMES			
	5 MIN	10 MIN	15 MIN
2022 Est. HHs	13,938	70,663	138,335
2022 Est. Population	32,288	165,842	340,591
2022 Est. Avg. HH Income	\$61,747	\$67,784	\$75,792

Source: 2022 US Census, All Rights Reserved, Alteryx, Inc, CoStar Inc.

TRAFFIC COUNTS (2022 ADT)	
Palmer Park Blvd. & N Acadmy Blvd	12,241 VPD
N Academy Blvd & La Salle St N	41,483 VPD
N Academy Blvd & E San Miguel St	43,221 VPD
N Academy Blvd & Constitution Ave	45,923 VPD

Source: CoStar, Inc., 2022

